

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	50
Roof Cover	14	PREFIN MT	50
Interior Wall	05	DRYWALL	80
Interior Wall	06	CUST PANEL	20
Interior Floor	03	CONC FINSH	100
Interior Floor	00	N/A	0
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		8	100
Frame	02	WOOD FRAME	100
Story Height		18	100
RMS		4	100
Stories	1.	1.	100
Units		N/A	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,332	100	2025
CAN	444	30	2025
CAN	602	30	2025
CAN	616	30	2025
FST	112	50	2025
TOTALS	5,106		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RES F/FOOD	0%	- 2025	112.80	438,454	2024	2024	0	0	1.00	99.00

Heated Area: 3332 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		434,069
TOTAL MARKET OB/XF VALUE		57,432
TOTAL LAND VALUE - MARKET		695,220
TOTAL MARKET VALUE		1,186,721
SOH/AGL Deduction		0
ASSESSED VALUE		1,186,721
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,186,721
TOTAL JUST VALUE		1,186,721
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		1,186,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046151	New Commercial Co	733,500	12/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/472	1/09/2026	WD Q	Q	I	01	1,500,000

GRANTOR: NLA RC LAKE CITY, LLC
GRANTEE: STOR-ALL SELF STORA
1479/2330 11/21/2022 WD Q V 01 775,000
GRANTOR: Z & S GATEWAY CROSSIN
GRANTEE: NLA RC LAKE CITY, L

EXTRA FEATURES		228 NW CENTURION CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0253	LIGHTING	0
2	0164	CONC BIN	0
3	0260	PAVEMENT-A	0
4	0166	CONC, PAVMT	0

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0253	LIGHTING	0	0	0	6.00	UT	1,500.00	1,500.00	100	2025	2024		100	9,000	
2	0164	CONC BIN	0	0	12	240.00	UT	14.00	14.00	100	2025	2024		100	3,360	
3	0260	PAVEMENT-A	0	0	0	21,456.00	UT	2.00	2.00	100	2025	2024		100	42,912	
4	0166	CONC, PAVMT	0	0	0	720.00	UT	3.00	3.00	100	2025	2024		100	2,160	

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/11/2026
LAND DATE	MLU
AG DATE	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2100	C	RESTAURANT	0			0.00	0.00	46,348.00	SF		1.00	1.00	1.00	15.00	15.00	695,220							

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=0,3] E34 N4 E13 S4 E35 S33 W17 S14 W36 N4 W7 N10 W22 N33 \$	
CAN=[YR=2025;ORIG=56,50] S5 W56 N19 E22 S10 E7 S4 E27 \$	
CAN=[YR=2025;ORIG=65,54] N18 E17 N19 E8 S37 W25 \$	
FST=[YR=2025;ORIG=82,17] N14 E8 S14 W8 \$	
CAN=[YR=2025;ORIG=55,3] N4 W8 N4 W13 S4 W38 S56 E4 N52 E34 N4 E13 S4 E8 \$	